

CHRISTOPHERS

ESTATE AGENTS



Situated in the ever popular coastal village of Mullion is this detached, three bedroom bungalow with a pleasant garden and adjacent field to the rear.



Tregellas Road is a well regarded residential area located just moments from the village and its amenities. The bungalow presents an exciting and unusual opportunity to own a field which can be directly accessed from the rear garden. Approaching 0.15 of an acre, the field is relatively level and enjoys a beautiful sunny, rural outlook across fields and out towards Mullion Cove and the sea beyond.

The residence is nicely proportioned with a pleasant lounge and dining room and a sun room to the rear from which one can sit and look out over the rear garden, field and lovely rural scene beyond. The property is warmed by night storage heating and benefits from double glazing.

The accommodation comprises an entrance porch, hallway, lounge/dining room, kitchen, sun room, bathroom and three bedrooms.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly point. It is officially designated as an area of outstanding natural beauty, with sheltered valleys, moorland and superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

THE ACCOMMODATION COMPRISES:-

Step to entrance door with feature glass design to -

ENTRANCE PORCH

With windows to the front garden and an obscure glazed door to -

HALLWAY

With a loft hatch to the roof space, airing cupboard with shelving that houses the hot water cylinder, storage cupboard with hanging rail and shelf housing the electric consumer unit and doors off to the bathroom, all bedrooms the kitchen and lounge.

LOUNGE/DINING ROOM 7.01M X 3.53M NARROWING TO 2.54M (23' X 11'7" NARROWING TO 8'4")

A spacious dual aspect room with a large window to the front garden, serving hatch to the kitchen and a sliding patio door to -

SUN ROOM 5.94M X 2.18M (19'6" X 7'2")

A light and airy room which enjoys a southerly aspect with a lovely outlook across the rear garden, adjacent field and the rural scene beyond. There are an array of windows, fluorescent strip lights, vinyl flooring, glazed door to the rear and a glazed door to -

KITCHEN 3.53M X 3.15M (11'7" X 10'4")

Comprising Beech effect working top surfaces incorporating a one and a half bowl sink unit with drainer and a mixer tap over and an electric hob. There are a useful range of base units with cupboards and drawers together with eye-level units, including a glass display cupboard. There is an integrated Beko electric oven and spaces are provided for a fridge/freezer and washing machine. There are tiled splashbacks, windows to the sun room, vinyl flooring, serving hatch to the dining room and door to the hallway.

BATHROOM

With a suite comprising a low level W.C., pedestal wash handbasin and panelled bath with electric shower over. The walls are partly tiled with an obscure glazed window to the rear aspect.

BEDROOM ONE 3.51M X 3.48M MAX MEASUREMENTS (11'6" X 11'5" MAX MEASUREMENTS)

A double bedroom with a pedestal wash handbasin with tiled splashback and window to the front aspect.

BEDROOM TWO 3.56M X 2.90M (11'8" X 9'6")

With outlook to the rear aspect.

BEDROOM THREE 2.62M X 2.49M (8'7" X 8'2")

With outlook to the front aspect.

OUTSIDE

GARAGE 5.92M X 2.64M (19'5" X 8'8")

With up and over door, power and light and a service door and window to the rear.

OUTSIDE

The front garden is enclosed in part and laid largely to lawn, whilst a driveway leads on to the garage and adjacent side gate. There are steps up to a raised decked platform which, in turn, leads on to the front door.

There is a pleasant patio area to the rear that enjoys a lovely open outlook across the adjacent field and countryside beyond with further views towards Mullion Cove and the sea. The rear garden plays host to shrubs, plants and trees at the borders, whilst there is an outside tap, service door to the garage, side access to the property and an opening into the field. Partially enclosed by post and rail fencing, the field has a shed and summer house (in poor condition).

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Council Tax Band C.

AGENTS NOTE

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From Helston follow the A3083 signposted for The Lizard for approximately seven miles until you will see a turning on your right for Mullion by The Lizard Point Holiday Park.. Turn right here and continue towards Mullion, passing the comprehensive school on your left hand side. Take the next left into Tregellas Road. and proceed up the hill and continue along a short distance where the bungalow can be found on the left hand side.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

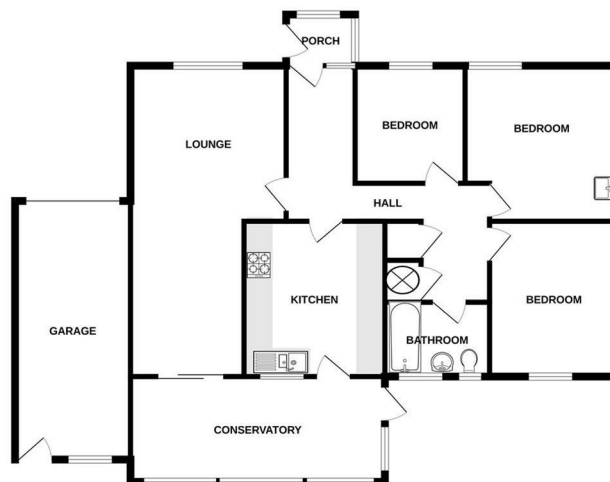
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

29th January, 2024.

19 TREGELLAS ROAD, MULLION, CORNWALL, TR12 7DX PRICE GUIDE £365,000

GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.3 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, buildings, plots and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not intended to be guaranteed as to their availability or otherwise may be given. Made with SketchUp 2024



IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



OFFICES AT

Helston 5 Wendron Street, Helston TR13 8PT

E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ

E: porthleven@christophers.uk.com - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
			77
		46	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Web: www.christophers.uk.com

Email: property@christophers.uk.com